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hsc

I discussed A-E Cost to prepare Diagrammatic Sketches
Pre. Site plans and Pre. Cost Estimates with Chas

DRAFT # 3
12 Apr 63

Half-AE 1,800,000 - 1000,000 net #
Est AE 1,250,000 650,000 net #

Diagrammatics 2% =
\$ 100,000
25,000
25,000

AE
PBS
Soil (w)

MEMORANDUM FOR: Director of Central Intelligence

SUBJECT: Planning for the Future Housing of CIA Units Not in the Headquarters Building

+175,000

25X1

1. This memorandum contains a recommendation submitted for Director of Central Intelligence approval. Such recommendation is contained in paragraph 8.

to [redacted]
for looking
figure

2. The Agency is faced with two future problems in the provision of adequate working space for some elements presently located outside the Headquarters building. This first problem involves relocation of elements quartered in buildings that the General Services Administration (GSA) has scheduled for demolition. The second problem deals with the long-standing need to centralize many of our elements now located in the metropolitan area which could not be accommodated in Headquarters building. This dispersal is causing excessive costs for administration and servicing, and creating internal coordination problems.

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3. In connection with the future space problems, we have been working with the Public Buildings Service (PBS) on a survey of our present space utilization and of our future needs. This joint effort is aimed at determining effectiveness of utilization of presently assigned space under GSA standards and at developing solutions for our future space problems. This survey represents the Agency's part of the government-wide space survey to be conducted by the PBS.

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JUST	22	NEXT REV	20/2	AUTH	HR 19-2

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Preliminary estimates by Agency personnel of our utilization of presently assigned space indicates that we are achieving utilization with considerably less space than that prescribed by established GSA policies and guidelines for space assignment.

4. A list of buildings that we will have to vacate sometime after January 1965 under present thinking by PBS is contained in paragraph 1 of the Enclosure. Other buildings projected by PBS for evacuation in the 1965-70 period are contained in paragraph 2. Contractor construction for long-term lease as replacement space for these buildings is considered by GSA to be impractical under present policies and laws. Since no new government buildings are being planned in which the Agency could be allocated space, leased space approaching \$6.00 per square foot per year would have to be obtained for the 248,752 square footage involved. This indicates an economy need for construction of a new building or buildings at the Langley site. *additional² sentences*

5. A list of other buildings occupied by elements that either have a need to be located near the present Headquarters or that could be effectively positioned in such a location is contained in paragraph 3 of the Enclosure. If new construction is accomplished at Langley, it is expected that PBS would release (or reassign) the 237,414 square footage resulting from relocation of Agency components from these buildings. Such action would provide space for other government elements, in lieu of acquiring additional rental space.

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6. The Enclosure shows a total minimum requirement for 486,166 square feet of net usable space to house all elements presently occupying the buildings listed thereon. New construction at Langley should include ^{100,000} 150,000 square feet which would be needed for a garage, custodial space, etc. This requirement is based upon the assumption that the existing cafeteria and boiler plant can be expanded. The garage space could also serve as a potential fall-out protected area. This total net usable space requirement of 636,166 square feet is based on present strength and present utilization with no projection for additional future needs. If a ten year period is considered in new construction, it is believed that 100,000 square feet should be included as contingency space. Thus, the total initial broad estimate of net space required for new construction is 736,166 square feet. If such facilities were provided at the Langley site, coordination between elements could be improved, local travel requirements for many individuals could be eliminated and better efficiency in Headquarters operations should result.

7. The appropriate sites for an additional building or buildings at Langley are available, but would have to be selected during the planning phase. ^{net} ~~FBS uses \$50 per square foot in initial~~ estimates for costs of such construction which would amount to ^{approx} 30,000,000 \$36,808,300. A 5 per cent contingency is recommended by FBS for inclusion which amounts to ^{500,000} \$1,840,000. AAE design would take a year or more and is estimated to cost \$2,228,000. Approval, design

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and construction would probably consume five years. During this interim period it might be possible to occupy present locations with minimum adjustments. There would be a need to examine all requirements in detail during the planning and design stages to provide assurance of satisfying all needs.

8. It is recommended that:

a. Approval be granted to proceed with development of preliminary plans and cost estimates for new construction of a building at the Headquarters site.

b. A&E funds in the amount of \$2,228,000 be authorized as soon as possible.

c. Action be initiated to secure Congressional approval at this session for additional construction at the Langley site.

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CONFIDENTIALSPACE OCCUPIED BY ELEMENTS OUTSIDE
HEADQUARTERS BUILDING SUBJECT TO RELOCATION**1. Buildings Scheduled For Demolition**

<u>Building</u>	<u>Total Net Sq. Ft.</u>
Alcott Hall, west Potomac Park (vacate after 1 January 1965)	47,500
RMS, west Potomac Park (vacate after 1 January 1965)	41,067
Quarters Eye, west Potomac Park (vacate after 1 January 1965)	<u>62,800</u>

151,167

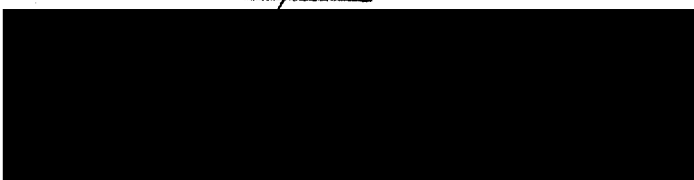
**2. Buildings Projected By PBS For Evacuation
In The 1962-70 Period**

<u>Building</u>	<u>Total Net Sq. Ft.</u>
South - 2430 E St., N. W.	45,704
Central - 2430 E St., N. W.	19,670
East - 2430 E St., N. W.	9,141
	<u>23,970</u>

25X1A

97,585

**3. Other Buildings Occupied By Elements
Outside Headquarters Building Subject
to Relocation**

<u>Building</u>	<u>Total Net Sq. Ft.</u>
	24,001
	18,585
	54,464
	19,500
	20,045
Matome Bldg. - 1717 H St., N.W. (leased)	75,364
1016 - 16th St., N. W. (leased)	<u>25,422</u>


25X1A

237,414

TOTAL

486,166

25X1A

 11 house elements from Washington
o/a 1 July 1963.Note: North Bldg. is scheduled for immediate demolition.
Occupants have been relocated.~~SECRET~~